THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060115**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is: $109,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2013. Notary Public My Commission Expires: 9·12·16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: Candice Simon 1805 Lincoya Bay Dr Nashville TN 37214	Send Tax Bills To: **PINNACLE BANK** **150 Third Ave South #900** **Nashville, TN 37201**	Tax Information: Tax Parcel ID No. 109-05-0D-169.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jill G. Frost and Jonathan M. Frost, Wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Candice Simon, an unmarried woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1805 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declaration of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages of Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 2050923-0114373, said Register's Office, are incorporated in this Deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed by Quitclaim Deed from Jill G. Frost (formerly Jill C. Gorin, unmarried) to Jill G. Frost and Jonathan M. Frost, wife and husband as recorded on the 9th day of April, 2012 in Instrument No. 20120409-0030220 and Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company to Jill C. Gorin, unmarried as recorded on the 8th day of May, 2006 in Instrument No. 20060508-0053340, re-recorded at Instrument No. 20060511-0055215, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE COTTAGES AT WILLIAMS BEND, as recorded in Instrument No. 20050923-0114373 (Exhibit "C").

BILL GARRETT, Davidson County
Trans:T20130066312 DEEDWARR
Recvd: 08/02/13 11:41 2 pgs
Fees:13.00 Taxes:403.30

20130802-0080895

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
01288-15000-

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20040628-0076712 and Supplementary Declaration recorded at Instrument Nos. 20041028-0129585 and 20050923-0114373.

Charter of Cottages at Williams Bend Townhome Corporation recorded at Instrument No. 20060314-0028980.

Easement for Ingress/Egress, recorded in Book 6185, Page 216, amended at Instrument No. 20021204-0149457.

Easement for Installation and Maintenance of water and sewer lines, recorded in Book 7498, Page 726.

This is improved property located at 1805 Lincoya Bay Dr Nashville TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2013.

Jill G. Frost

Jonathan M. Frost

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jill G. Frost and Jonathan M. Frost, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014